

**LOCAL AGENCY FORMATION COMMISSION  
COUNTY OF SAN BERNARDINO**

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**DATE:** JANUARY 12, 2004

**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: AGENDA ITEM #4:** LAFCO SC#215 – City of Redlands OSC  
#03-05 for Water Service (Larry F. Jacinto)

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SUBMITTED BY:

City of Redlands on behalf of property owner

RECOMMENDATION:

- 1) For environmental review, take the following actions as a responsible agency:
  - a. Certify the Commission has reviewed and considered the City's environmental determination prepared for Pre-Annexation Agreement No. 03-05 indicating that the proposal is categorically exempt from environmental review and found it to be adequate for Commission use; and,
  - b. Direct the Clerk to file a Notice of Exemption within five working days.
- 2) Approve SC#215 authorizing the City of Redlands to extend water services outside its boundaries to Assessor Parcel Number 0299-071-08
- 3) Adopt LAFCO Resolution #2797 setting forth the Commission's findings, determinations and approval of the agreement for service outside the City of Redlands boundaries.

**BACKGROUND:**

The City of Redlands has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water service. The agreement relates to the parcel generally located on the north side of Citrus Avenue, approximately 2,000 feet east of Crafton Avenue and west of “B” Street. The parcel has a street address of 31620 Citrus Avenue (APN #0299-071-08) and it is located within the Crafton community, a part of the eastern City of Redlands sphere of influence. Attachment #1 provides a location and vicinity map of the site.

The City, on behalf of the property owner, has requested that the Commission review and approve the extension of service pursuant to the provisions of Government Code Section 56133. The County of San Bernardino Land Use Services Department has reviewed and approved the development of the property as a single-family residence. Prior to issuance of the building permit for this project, the landowner will need to provide proof of authorization to connect to the City’s water facilities – the signed contract with the City – which are within Citrus Avenue fronting the parcel.

Pursuant to the Commission’s application requirements for service contracts, information has been provided regarding all financial obligations for the extension of services outside the agency’s boundaries. The City has supplied LAFCO staff with information that relates to the extension of service to this parcel and the calculations of the charges for the project are summarized as follows (complete outline of information included as Attachment #2 to this report):

Water Section		
	Water Source Acquisition	\$1,280
	Water Capital Improvement	\$7,125
Solid Waste Section	Equivalent amount	\$650
Public Improvements Section	Equivalent amount:	
	Storm Drain	\$1,562
	Street Improvements	\$3,852
	Traffic Signal	\$261
	Public Facilities	\$3,588
Parks Section	Equivalent amount	\$2,363
TOTAL		\$20,681

The future occupants of this single-family residence will be charged 1.5 times the in-city monthly rate for water service. The higher rate charged to outside customers is intended to help offset the costs for service delivery outside the City's boundaries.

Authorization of this agreement by the Commission is required before the City of Redlands can take the final actions to implement the agreement. The staff has reviewed this application against the criteria established by Commission policy and Government Code Section 56133. The area is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City at some point in the future. The City and landowner have entered into an agreement for annexation and provisions of city utility services that specifies the requirements of both parties regarding a future annexation and the extension of water service. The development anticipated for the site is in concert with the City's General Plan designation for the area of A-1 allowing one unit per 2.5 acre parcel.

The staff supports the City's request to provide water service by contract to the parcel identified since its facilities are adjacent to the anticipated development, and there is no other existing entity available to provide the necessary service.

**FINDINGS:**

1. The area is within the sphere of influence assigned the City of Redlands. The parcel will receive water service from the City of Redlands through approval of the contract. Wastewater disposal will be through an on-site septic system and is anticipated to become a part of that City sometime in the future.
2. The Commission's authorization for serving the parcel outside the City's boundaries is considered to be perpetual (until such time as the area is annexed). The individual property owner and the City have agreed to an "Agreement for Annexation and Provision for City Utility Services". Once the Commission approves the service contract, the City will proceed to record the document appropriate for this service extension.
3. This contract will fulfill the requirements of the County for development of the single-family residential unit. The approval of this contract will allow the City and property owner to finalize the

agreement so that building plans for the site can be finalized with the County.

4. The Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's determination of a categorical exemption for this contract and recommends that it is appropriate for use by the Commission as a CEQA responsible agency, in its consideration. A copy of Mr. Dodson's response is included as part of the individual contract attachments to this report.

KRM:

Attachments:

1. Vicinity map and map showing infrastructure
2. City application and Agreement between City of Redlands and property owners
3. Tom Dodson and Associates response and City Socio-Economic Study
4. Draft Resolution #2797